

**FOR SALE**



**Sheerstock, Haddenham**  
**Guide Price £415,000**

  
**MARTIN&CO**

# Sheerstock, Haddenham

## Key Notes:

- Three Bedrooms
- End Terraced House
- Walking Distance to Train Station
- Spacious Living Dining Room
- Private Rear Garden
- One Bathroom
- Vacant Possession
- Council Tax Band: D
- No Onward Chain
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A well-presented three bedroom house ideally located within easy walking distance of the mainline train station, providing excellent connections to London and Birmingham. The property offers comfortable accommodation and benefits from double glazing, a fitted kitchen and bathroom and a private rear garden.

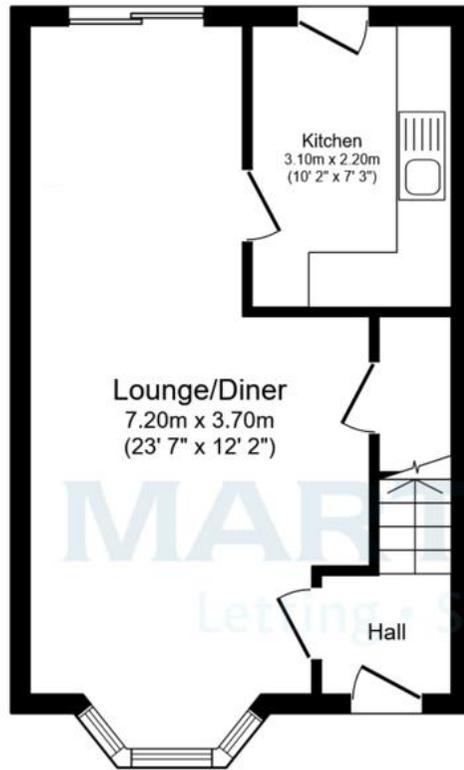
The accommodation begins with an entrance hall with a storm porch leading to a part glazed front door and stairs rising to the first floor. The living and dining room is bright and spacious, featuring a double glazed bay window to the front aspect and sliding patio doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units complemented by solid wood worktops. There is a built in oven and hob with extractor hood over, and appliances including a fridge, freezer and washing and drying machine. The kitchen also features a tiled floor and access to the rear garden.

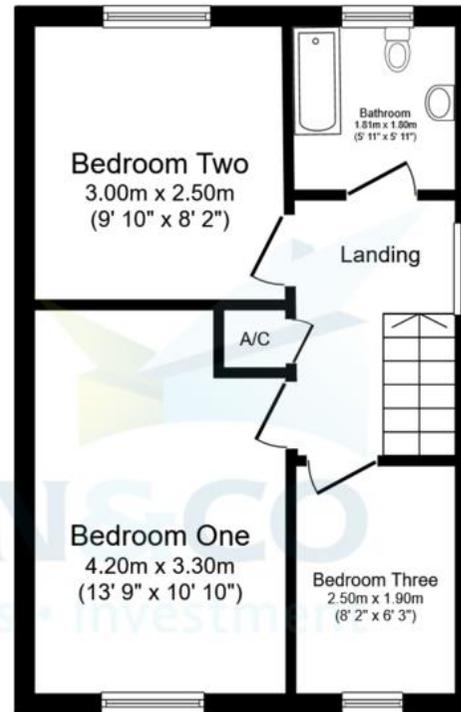
Upstairs, the landing benefits from a window to the side aspect and provides access to the loft hatch. There are three bedrooms, with bedroom one overlooking the front aspect, bedroom two enjoying views over the rear garden and bedroom three positioned to the front. The bathroom is fitted with a panel bath with wall mounted shower attachment, a hand basin and a low level WC, with a double glazed window to the rear.

Externally, the front garden is laid to lawn with a pathway leading to the front door, complemented by established shrubs. The fully enclosed rear garden offers a paved patio area adjoining the property, raised brick borders with flowering climbing roses and well stocked planting.





**Ground Floor**  
Floor area 34.8 sq.m. (375 sq.ft.)



**First Floor**  
Floor area 34.0 sq.m. (366 sq.ft.)

**Total floor area: 68.8 sq.m. (741 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Martin & Co Thame

13 Upper High Street • • Thame • OX9 3ER  
T: 01844 216667 • E: [thame@martinco.com](mailto:thame@martinco.com)

**01844 216667**

<http://www.martinco.com>



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